



37 Kestrel Way, South Elmsall, WF9 2FJ

You do not want to miss out on this stunning 3 bed semi-detached house for sale in South Elmsall with off road parking and no chain, this property is a must see.

Situated on this popular development in South Elmsall is this immaculate property which is decorated inside and out to a very high standard, if you are looking for a home that you can move straight into, then this is for you.

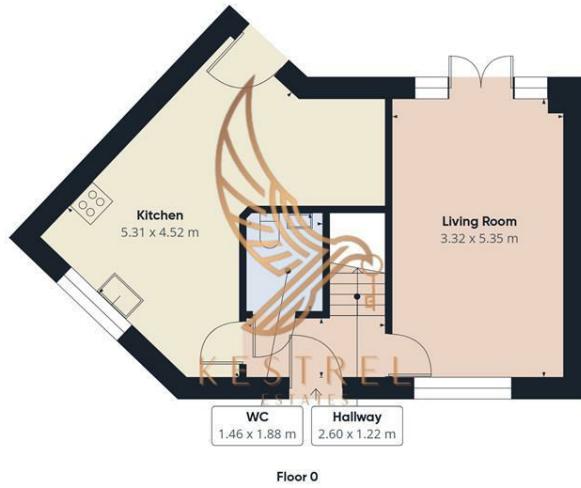
As you enter the property you are greeted with the open plan kitchen/diner to the left and lounge to the right. The kitchen features an expanse of units and integrated appliances with a utility nook. The lounge is light and airy with doors leading onto the well maintained garden. There is also a downstairs WC.

Upstairs you will find 3 excellent sized bedrooms with floor to ceiling windows, allowing plenty of light in. The family bathroom features a bath with overhead shower, basin and WC.

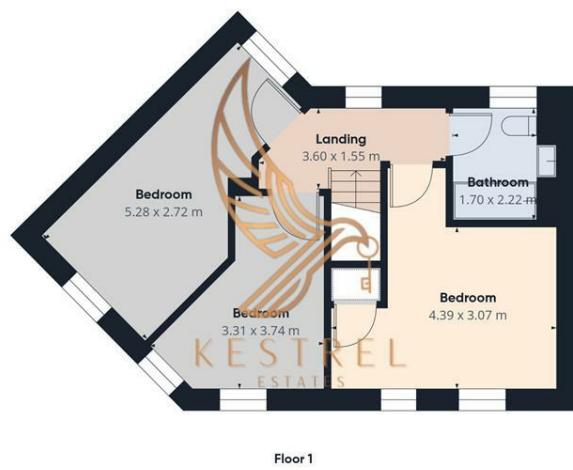
Externally there is off road parking, an enclosed well maintained rear garden and the property also benefits from solar panels.

£210,000

- 3 Bed Semi Detached Home
- Beautifully Presented Property
- Open Plan Kitchen/Diner
- Generous Bedrooms
- Well Maintained Rear Garden
- Solar Panels
- Off Road Parking
- Close to Frickley Park, Rail Links, shops, parks & Amenities
- No Chain



Approximate total area⁽¹⁾
90 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	